

# REA

# GUNNE PROPERTY



## Prime Commercial Investment

**FOR SALE BY AUCTION**  
**10<sup>th</sup> April 2019 AT 3 pm., KILLASHEE HOTEL, NAAS, CO. KILDARE**

46 Irish Street  
Ardee  
County Louth

**Auction Reserve: €80,000**



## LOCATION

The subject property is located in a strong trading position on Irish Street, Ardee, Co. Louth which is the main thoroughfare of this busy town.



## DESCRIPTION

Comprising a two storey mid terrace commercial building, the property has the benefit of own door access to both the ground floor retail area and the first floor. All ground floor walls are generally of stud partitioning and can be opened up relatively easily.



### Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.

## ACCOMMODATION - GROUND FLOOR

| Description | Measurements          |
|-------------|-----------------------|
| Retail      | c.4.845 m. x 8.350 m. |
| Kitchenette | c.1.471 m. x 3.500 m. |

## ACCOMMODATION - FIRST FLOOR

| Description | Measurements          |
|-------------|-----------------------|
| Room 1      | c.3.727 m. x 6.500 m. |
| Room 2      | c.2.491 m. x 3.865 m. |
| Bathroom    | c.2.410 m. x 1.450 m. |



Room on first floor



Rear of Building

## VIEWING

Strictly by appointment with the sole Agents.

### Contact Negotiator:

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